

TOWN OF FULTON  
2738 W. FULTON CENTER DR.  
EDGERTON, WI 53534

TELEPHONE: (608) 868-4103  
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# TOWN OF FULTON

ROCK COUNTY

TOWN USE ONLY	
Application Number:	2013-7 Fox
Received By - Date (MM/DD/YYYY):	10-8-13

10/8/13 Fox 2013-7  
**PANDA**

## ZONING/LAND USE CHANGE – APPLICATION FORM

**\*\*PLEASE DO NOT COMPLETE THIS APPLICATION FORM UNTIL YOU HAVE READ THE TOWN OF FULTON ZONING/LAND USE CHANGE – APPLICATION FORM INFORMATION. PLEASE COMPLETE BOTH PAGES OF THIS FORM AND INCLUDE A MAP, CONTAINING ALL INFORMATION AS IDENTIFIED ON PAGE 2 OF THIS FORM.\*\***

- Zoning/land use change type (please check only one):  Re-zone  Conditional use permit  Variance
- Zoning/land use change is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
- Zoning/land use change area is in a State-certified Farmland Preservation zoning district:  Yes  No
- Zoning/land use change meets all Town Base Farm Tract requirements:  Yes  No
- A land division will be required as a component of the zoning/land use change:  Yes  No  
If you answered Yes, you will need to complete the Rock County Land Division process. Please contact the Rock County Planning, Economic & Community Development Agency before completing and submitting this form. The Agency can be reached at 608.757.5587, [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us), or 51 S. Main St., Janesville, WI 53545.
- The zoning/land use change area is adjacent to a Rock County highway, or in the Rock County Floodplain, Shoreland Overlay, or Airport Overlay zoning district:  Yes  No  Unsure  
If you answered Yes or Unsure and you plan to undertake any development activity (building construction/location or earth-moving activities) in the zoning/land use change area, you will/may need to obtain a Rock County Building Site Permit. Please contact the Rock County Planning, Economic & Community Development Agency before completing and submitting this form to the Town. The Agency can be reached at 608.757.5587, [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us), or 51 S. Main St., Janesville, WI 53545.

### APPLICANT INFORMATION

- LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE
 

a. Name:	Judith Nelson	Telephone:	262-495-2691
Address:	N470 Tamarack Road	City:	Palmyra
		State:	WI
		Zip:	53156
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	
- AGENT (~~SURVEYOR AND DEVELOPER~~) Buyer and Buyer's Attorney
 

a. <del>Surveyor</del> name:	Attorney Michael E. Grubb	Telephone:	608-756-4141
Address:	One E. Milwaukee Street	City:	Janesville
		State:	WI
		Zip:	53545
b. <del>Developer</del> name:	FOX LLC	Telephone:	608-563-2501/3911 N. Hack
Address:	3911 N. Hackbarth Road	City:	Janesville
		State:	WI
		Zip:	53548

Attorney  
Buyer

### ZONING/LAND USE CHANGE INFORMATION

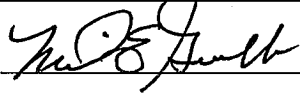
- Reason for zoning/land use change:  Sale/ownership transfer  Farm consolidation  Refinance  Other:
- Zoning/land use change area location:
 

Town of Fulton	1/4 of	1/4
Section 1	Tax parcel number(s) - 6-6-6.2	
- Zoning/land use change area is located adjacent to (check all that apply):  Local/Town road  Rock County highway  State highway  U.S. highway
- Landowner's contiguous property area (Square feet or acres): 20.1 acres (approx.)
- Zoning/land use change area (Square feet or acres): 20.1 acres (approx.)
- If you answered Re-zone to 1., indicate current zoning of zoning/land use change area: A-1
- If you answered Re-zone to 1., indicate future zoning of zoning/land use change area: CHI
- Landowners within one thousand (1,000) feet of zoning/land use change area (Use additional page (1a) if necessary):
 

a. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	
b. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	
c. Name:		Telephone:	
Address:		City:	
		State:	
		Zip:	

**APPLICANT STATEMENT AND SIGNATURE**

I, as the undersigned, am a landowner applying for a zoning/land use change in the Town of Fulton in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the *TOWN OF FULTON ZONING/LAND USE CHANGE – APPLICATION FORM INFORMATION*, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of the Town of Fulton, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE:  DATE: 10/8/2013  
 Buyer's Attorney

**APPLICATION CHECKLIST**

	Yes	No	Comment
1. Have you included a map clearly marked "ZONING/LAND USE CHANGE", identifying the zoning/land use change area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Concept Plan is attached
a. Location of the zoning/land use change area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Description is attached
b. Approximate location and dimension of EXISTING/PROPOSED property lines, including ownership, in the zoning/land use change area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Approximate location and dimension of all EXISTING/PROPOSED streets, including name, in and adjacent to the zoning/land use change area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frontage is on Goede Road
d. Approximate location and dimension of all EXISTING property lines, including ownership name and zoning designation, within one thousand (1,000) feet of the zoning/land use change area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Has the map been prepared at a convenient scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full Sized Concept Plan provided to Town Clerk
3. Have you provided all required application form information and has the required party signed the application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you included four (4) hard copies of this application form, four (4) hard copies of the map, and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**THANK YOU FOR COMPLETING THE TOWN OF FULTON ZONING/LAND USE CHANGE – APPLICATION FORM.**

**PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, FOUR (4) COPIES OF THIS APPLICATION FORM, FOUR (4) COPIES OF THE ZONING/LAND USE CHANGE MAP, AND THE APPLICATION FEE TO:**

TOWN OF FULTON  
 2738 W. FULTON CENTER DR.  
 EDGERTON, WI 53534

## ATTACHMENT TO ZONING/LAND USE CHANGE—APPLICATION FORM

Property: Tax Parcel 6-6-6.2, Tax ID No. 012 00202 (approximately 20.1 acres)  
N. Goede Road, Section 1, Town of Fulton, Rock County, WI  
Property is shown in Parcel Map attached as Exhibit 1  
Legal Description of Property is set forth in attached Exhibit 2

Property Owner: Genesis I, a partnership

Prospective Buyer: FOX LLC, a Wisconsin limited liability company

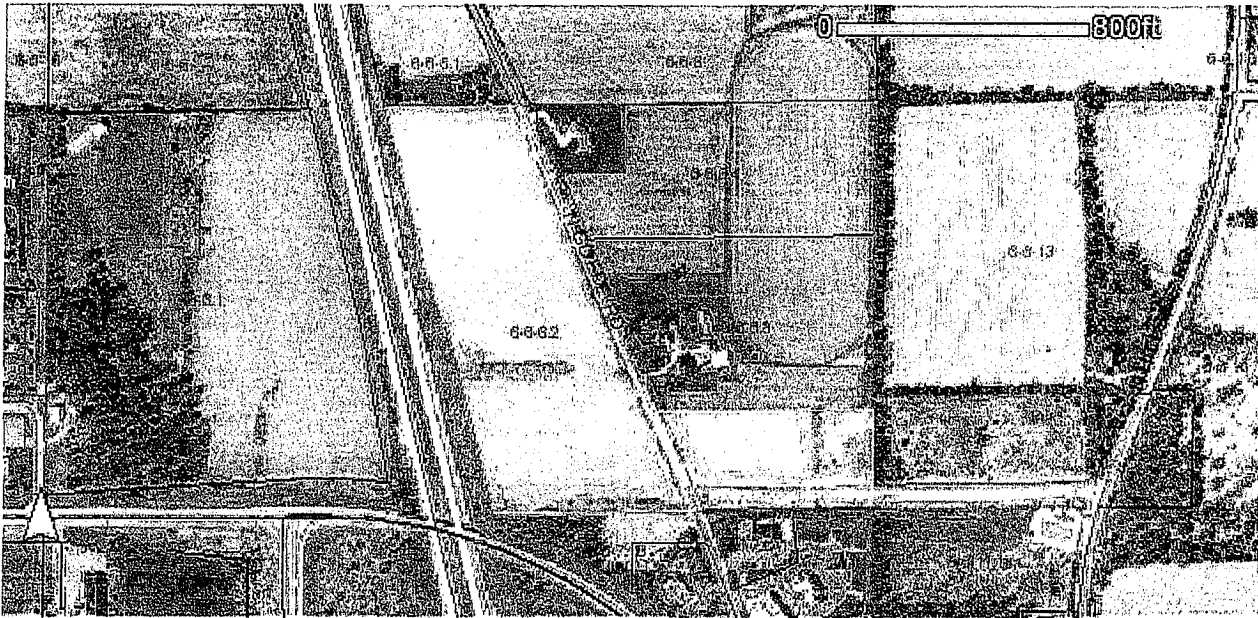
FOX LLC has entered into an agreement to purchase the above-described Property from Genesis I, a partnership. FOX proposes to construct up to ~~nineteen (19)~~ <sup>twenty (20)</sup> self-storage buildings and an office for operation of a self-storage facility on the Property. The proposed layout of the self-storage buildings and office is shown in the Concept Site Development Plan prepared by McCoy Engineering dated October 3, 2013 which is attached as Exhibit 3. [NOTE: A FULL-SIZED COPY OF THE CONCEPT SITE DEVELOPMENT PLAN HAS BEEN DELIVERED TO THE TOWN CLERK AND IS AVAILABLE FOR INSPECTION AT THE TOWN OFFICE.]

The Property is currently zoned A-1 (Exclusive Agricultural District). FOX LLC requests that the Town Planning and Zoning Committee and the Town Board approve the following:

- (a) A change of zoning on the Property from A-1 to CHI (Commercial Highway Interchange District) under §426-36 of the Town of Fulton Ordinance; and
- (b) Issuance of a Conditional Use Permit to permit operation of a self-storage facility on the Property under §425-36.C (3) of the Town of Fulton Ordinance which designates “warehouses” as a conditional use in a CHI District.

The Property is divided by Goede Road with approximately 16.1 acres being located west of Goede Road and approximately 4.0 acres being located east of Goede Road. That portion of the Property located west of Goede Road is bordered on the west by I-90/I-39, on the east by Goede Road, on the south by commercial parcels currently zoned CHI and on the north by property zoned A-1. That portion of the Property located east of Goede Road is bordered on the south by E. Jason Drive and commercial parcels zoned CHI, on the west by Goede Road, on the east by property zoned A-1 and on the north by property zoned A-2 (General Agricultural District).

The Town of Fulton’s Comprehensive Plan designates the Property as “Mixed Use” which permits commercial use, among other things, at this site.



**EXHIBIT 1**

## Legal Description of Property

Part of the NW ¼ and the NE ¼ of the SW ¼ of Section 1, T.4N., R.12E. of the 4<sup>th</sup> P.M., Fulton Township, Rock County, Wisconsin, described as follows: Commencing at the West ¼ corner of said Section 1; thence N. 89°08'10" E. along the North line of said SW ¼ of said Section 1, 1072.81 feet to the Easterly right of way line of Interstate 90, also being the point of beginning for the land to be herein described; thence continuing N. 89°08'10" E. along said North line of said SW ¼, 433.20 feet to the centerline of Goede Road; thence S. 23°26'25" E. along said centerline of Goede Road, 1076.86 feet; thence N. 89°29'55" E. parallel to the South line of said NE ¼ of said SW ¼, 709.89 feet to the East line of said NE ¼ of said SW ¼; thence S. 0°14'25" W. along said East line of said NE ¼ of said SW ¼, 325.21 feet to the SE corner of said NE ¼ of said SW ¼; thence S. 89°29'55" W. along said South line of said NE ¼ of said SW ¼, 1220.44 feet to said Easterly right of way line of Interstate 90; thence N. 13°27' W. along said Easterly right of way, 524.04 feet; thence N. 20°06'15" W. continuing along said Easterly right of way, 302.04 feet; thence N. 13°27' W. continuing along said Easterly right of way, 532.43 feet to the point of beginning; EXCEPTING THEREFROM, Outlots 1 and 2 of Certified Survey Map recorded on November 15, 2007 in Volume 31 of Certified Survey Maps, Pages 335 to 337 as Document # 1813220, being part of the NE ¼ of the SW ¼ of Section 1, T.4N., R.12E., of the 4<sup>th</sup> P.M., Fulton Township, Rock County, Wisconsin.

NOTE: Full-sized copy of this Plan has been provided to Town Clerk and is available for inspection at the Town Office.

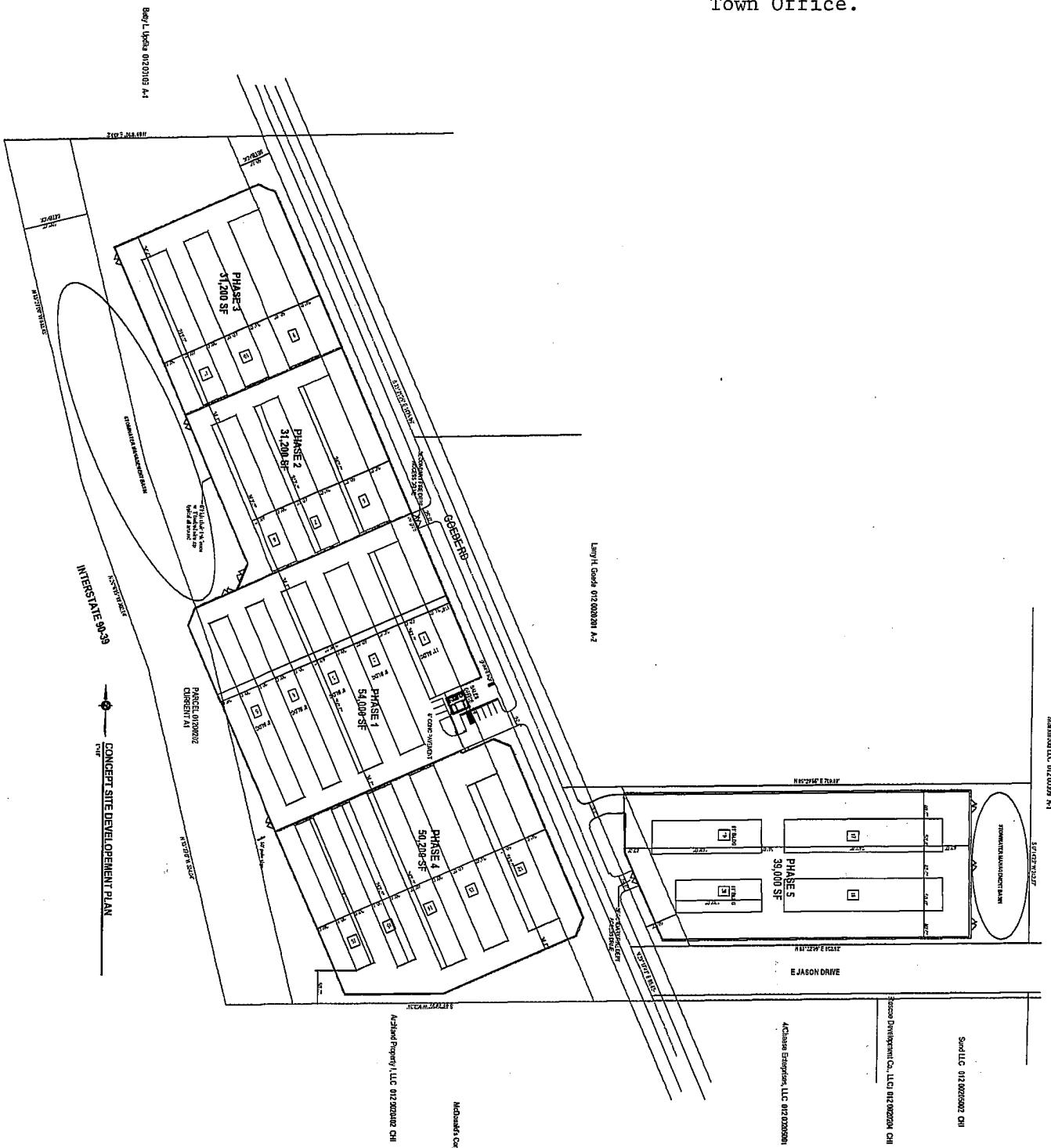


EXHIBIT 3

<b>MCCOY ENGINEERING, LLC</b>	
PROJECT:	FOX DEN STORE-FIT
LOCATION:	GOBBER ROAD TOWN OF TILTON, ROCK COUNTY, WI
DATE:	03/31/19
SCALE:	AS SHOWN
DRAWN BY:	TR
CHECKED BY:	TR
DATE:	07/20/19
SCALE:	A-1

CONCEPT SITE DEVELOPMENT PLAN  
 07/20/19  
 A-1